SECTION 01 31 00
PROJECT MANAGEMENT AND COORDINATION

PART 1 GENERAL

1.1 SECTION INCLUDES:
A. Coordination and project conditions
B. Field engineering
C. Preconstruction meeting
D. Site mobilization meeting
E. Progress meetings
F. Pre-installation meetings
G. Alteration project procedures

1.2 COORDINATION AND PROJECT CONDITIONS
A. Coordinate the scheduling, submittals, and Work to ensure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.
B. Verify utility company requirements and characteristics of operating equipment are compatible with building utilities.
   1. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.
C. Coordinate space requirements, supports, and installation of mechanical and electrical work as indicated diagrammatically on Drawings.
   1. Require coordination drawings from each trade identifying routing of work, openings required in or under structure and possible conflicts.
   2. Follow routing shown for pipes, ducts, and conduit, as closely as practicable; place runs parallel with line of building.
   3. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.
D. In finished areas, except as otherwise indicated, conceal pipes, ducts, and wiring within the construction.
   1. Coordinate locations of fixtures and outlets with finish elements.
E. Coordinate completion and clean up of Work of separate sections in preparation for Substantial Completion and for portions of Work designated for Owner's partial occupancy.
F. After Owner occupancy of premises, coordinate access to site for correction of defective Work and Work not in accordance with Contract Documents, to minimize disruption of Owner's activities.
G. Owner will not consider change orders for extra work required by the Contractor due to poor coordination by the Contractor.
H. Coordinate scheduling of Contractor Startups, submission of Operations & Maintenance Manuals, Commissioning System Readiness Checklists, Functional Performance Testing, Owner’s Training, and Demonstration with the Owner and Commissioning Agent.

1.3 FIELD ENGINEERING
A. Employ a Land Surveyor registered in the State of Florida and acceptable to the Architect and Owner.
B. Contractor shall locate and protect survey control and reference points.
C. Control datum for survey is that established by Owner provided survey.
D. Verify setbacks and easements; confirm drawing dimensions and elevations.
E. Provide field-engineering services.
   1. Establish elevations, lines, and levels, utilizing recognized engineering survey practices.
F. Submit a copy of site drawing and certificate signed by the Land Surveyor that the elevations and locations of the Work are in conformance with the Contract Documents.

1.4 PRECONSTRUCTION MEETING
A. Owner will schedule a conference after Notice to Proceed.
B. Attendance required by the Owner, Architect, and Contractor.
C. Agenda:
   1. Execution of Owner-Contractor Agreement, if not executed
   2. Submission of executed bonds and insurance certificates
   3. Distribution of Contract Documents
   4. Submission of list of Subcontractors, list of Products, schedule of values, and progress schedule
   5. Designation of personnel representing the parties in Contract, and the Architect
   6. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, Change Orders and Contract closeout procedures
   7. Scheduling
   8. Scheduling activities of a Geotechnical Engineer
   9. Overview of Commissioning requirements
D. Architect to record minutes and distribute copies within two days after meeting to Owner, participants, and those affected by decisions made.

1.5 SITE MOBILIZATION MEETING
A. Owner will schedule a meeting at the Project site prior to Contractor occupancy.
B. Attendance required by the Owner, Architect, Special Consultants, Specialty Contractors, and Contractor, Contractor's Superintendent, and major Subcontractors.
C. Agenda:
   1. Use of premises by Owner and Contractor
   2. Owner's requirements and partial occupancy
   3. Construction facilities and controls provided by Owner
   4. Temporary utilities provided by Owner
   5. Survey and building layout
   6. Security and housekeeping procedures
   7. Schedules
   8. Application for payment procedures
   9. Procedures for testing and Commissioning
   10. Procedures for maintaining record documents
   11. Requirements for start-up of equipment
   12. Inspection and acceptance of equipment put into service during construction period
D. Architect to record minutes and distribute copies within two days after meeting to Owner, participants, and those affected by decisions made.

1.6 PROGRESS MEETINGS
A. Contractor shall schedule and administer meetings throughout progress of the work at bi-weekly intervals.
   1. Arrange for meetings, prepare agenda with copies for participants, and preside at meetings.
B. Attendance Required Job superintendent, major Subcontractors and suppliers if requested, Owner, Architect, as appropriate to agenda topics for each meeting.

C. Agenda:
   1. Review minutes of previous meetings
   2. Review of Work progress
   3. Field observations, problems, and decisions
   4. Identification of problems that impede planned progress
   5. Review of submittals schedule and status of submittals
   6. Review of off-site fabrication and delivery schedules
   7. Maintenance of progress schedule
   8. Review updates to As-Built drawings per work accomplished.
   9. Corrective measures to regain projected schedules
   10. Planned progress during succeeding work period
   11. Coordination of projected progress
   12. Maintenance of quality and work standards
   13. Effect of proposed changes on progress schedule and coordination
   14. Other business relating to work
   15. Commissioning related issues

D. Contractor to record minutes and distribute copies within two days after meeting to Owner, participants, and those affected by decisions made.

1.7 PREINSTALLATION MEETING
   A. When required in individual specification section, convene a pre-installation meeting at the site prior to commencing work of the section.
   B. Require attendance of parties directly affecting, or affected by, work of the specific section.
   C. Notify Owner and Architect five working days in advance of meeting date.
   D. Prepare agenda and preside at meeting:
      1. Review conditions of installation, preparation and installation procedures.
      2. Review coordination with related work.
   E. Contractor to record minutes and distribute copies within two days after meeting to Owner, participants, and those affected by decisions made.

1.8 ALTERATION PROJECT PROCEDURES
   A. Materials: As specified in Product sections match existing Products and work for patching and extending work.
   B. Employ skilled and experienced installer to perform alteration work.
   C. Close openings in exterior surfaces to protect existing work from weather and extremes of temperature and humidity.
   D. Remove, cut, and patch Work in a manner to minimize damage and to provide means of restoring Products and finishes to original or specified condition.
   E. Refinish existing visible surfaces to remain in renovated rooms and spaces, to specified condition for each material, with a neat transition to adjacent finishes.
   F. Where new Work abuts or aligns with existing, provide a smooth and even transition.
      1. Patch work to match existing adjacent work in texture and appearance.
   G. When finished surfaces are cut so that a smooth transition with new Work is not possible, terminate existing surface along a straight line at a natural line of division and submit recommendation to the Architect for review.
H. Where a change of plane of 1/4" or more occurs, submit recommendation for providing a smooth transition to Architect for review.
I. Patch or replace portions of existing surfaces, damaged, lifted, discolored, or showing other imperfections.
J. Finish surfaces as specified in individual Product sections.

PART 2  PRODUCTS
2.1 NOT USED

PART 3  EXECUTION
3.1 NOT USED

END OF SECTION